

June 2003

News for Planning Commissions and other Organizations Engaged in Community Planning in Hamilton County

Planning Partnership Members

Anderson Township
Blue Ash
Cincinnati
Clevs
Colerain Township
Columbia Township
Deer Park
Delhi Township
Fairfax
Forest Park
Glendale
Green Township
Greenhills
Harrison Township
Indian Hill
Loveland
Mariemont
Miami Township
Milford
Montgomery
North Bend
North College Hill
Norwood
Sharonville
Silverton
Springdale
Springfield Township
Sycamore Township
Symmes Township
Wyoming
Citizens' for Civic Renewal
The Land Conservancy of Hamilton County
Cincinnati-Hamilton County Community Action Agency
Greater Cincinnati Chamber of Commerce
Cincinnati Association
Home Builders Association of Greater Cincinnati
Junior League of Cincinnati
League of Women Voters
Millcreek Watershed Council
Ohio Valley Development Council
The United Way & Community Chest
Western Economic Council
Wet Weather Initiative

The mission of the Planning Partnership is to bring together public, private and civic sector organizations engaged in community planning in Hamilton County so that mutual goals related to physical, economic and social issues can be planned for comprehensively and achieved collaboratively.

The Planning Partnership

Hamilton County Regional Planning Commission
138 East Court Street, Suite 807
Cincinnati, OH 45202
Tel. 513 946 4455
Fax. 513 946 4475
website: www.planningpartnership.org
email: catalina.landivar@hamilton-co.org

Planning Partnership Celebrates Second Anniversary

"I'm very heartened by the efforts of the Planning Partnership to pull together and align the efforts of the various governmental and civic sector groups engaged in community planning. Absent a rational approach to regional government, that's about the most hopeful thing we have going for us right now. All of you at HCRPC are to be commended for pulling this together."

Terry Grundy, Director of Community Initiatives-United Way of Greater Cincinnati 4-2-03

The Planning Partnership gathered at the Sharonville Convention Center on April 7th for its second annual meeting. Over a hundred participants convened to recount the accomplishment of the year, to elect the new officers and to participate in a panel discussion with experts on revitalization of distressed neighborhoods and business districts.

The Information Fair was a display of projects and initiatives, and an opportunity for participants to get to know more about them directly from the authors and/or task forces participants.

As one participant noted, it was great to see increased attendance and participation of a broad range of organizations from the public, private and civic sectors, as well as "Friends."

The 2002-2003 Planning Partnership Officers are: Liz Blume, Chair, Dan Brooks, Chair-Elect, and Gwen McFarlin, Vice-Chair.

The "Great Partners in Planning Awards" were presented to selected volunteers for their outstanding collaboration and support of the Planning Partnership's mission and vision. Nominations were submitted by their peers within the Partnership.

The Hamilton County Regional Planning Commission presented its annual "Frank F. Ferris III Award" to the Carthage Civic League for the "Mills of Carthage" project. The award recognizes excellence in planning and implementation of projects within the county. The "Mills of Carthage" is a new housing development in a former abandoned industrial site. At completion the "Mills of Carthage" will have 60 new housing units in a neighborhood that had not seen a new house built in the past 40 years.



Kevin Kuchenbecker, Heritage Ohio, moderator



The panel included experts Stan Eichelbaum, Market Developments, Inc.; Lloyd Bernstein, LMB Associates, and Pauline Eaton, Downtown Ohio, Inc.



Merrie Stillpass receives a 'Great Partners in Planning Award' for her involvement with Community Greyfields Revitalization Initiative

PREVENTING BLIGHT

Understanding the Problem, A First Step

It does not take a development expert to realize the social and economic impact in a community of abandoned, dilapidated buildings, and vacant properties. There is no one clear solution to these problems, but a variety of different strategies are used combat blight other than the traditional system of warnings, fines, and property forfeiture after abandonment and blight has occurred.

Preventing blight and decay of properties is very important to all of our local jurisdictions' managers and administrators. Every community addresses the problem in different ways. Under the leadership of Dan Brooks, a survey is being conducted to document practices in Hamilton county. Simultaneously, HCRPC staff is compiling statistics on vacancy rates, model ordinances and codes, strategies and case studies. A committee to evaluate current conditions will be convened in the near future.

In The Spotlight

2002-2003 Planning Partnership New Officers

Elizabeth (Liz) A. Blume, AICP, was elected the Planning Partnership Chair. She is the City of Cincinnati representative to the Planning Partnership. Ms. Blume is the Associate Director of the Xavier University-the United Way's Community Development Institute. Liz Blume, who holds degrees from Ball State University and the University of Cincinnati, has worked for Woolpert Consultants, the City of Dayton (Director of Planning and Community Development), and the City of Cincinnati (Director of Planning).



Elizabeth Blume
Chair

Dan Brooks, the mayor of North College Hill since 1983 and the former President of the Hamilton County Municipal League, is the newly elected Planning Partnership Chair-Elect. Mr. Brooks serves also on the Issue 2 Integrating Committee and North College Hill Planning Commission. Dan Brooks is an architect registered to practice in nine states and founder of D.R. Brooks Architects. Mr. Brooks is a La Salle High and Miami University alumni.



Dan Brooks
Chair-Elect

Gwen McFarlin, the Planning Partnership Vice-Chair, has a background in nursing, receiving her bachelor of science in from Miami University and a Master of Science in Nursing from the University of Cincinnati. Gwen is an elected vice-chair of Springfield Township since 1995. Ms. McFarlin is also on the executive committees of Talbert House and Mental Health Works. Her past association experiences include president of the Cincinnati Health Network and Mt. Auburn Health Center.



Gwen McFarlin
Vice Chair

The Ohio Estate Tax: It's Problematic Future, A Concern to Local Governments

Taxes levied on the transfer of assets of an estate are called "Estate Tax" or "Death Tax". The federal government has a form of estate tax, which states can levy to 'pick-up' a portion of. A few states have additional estate taxes Ohio being one of them. The Ohio estate tax is a graduated tax levied on the transfer of assets of an estate¹.

The federal government is phasing out this tax by gradually increasing the amount of the estate exempt from taxes. By 2009 the amount of estate exempt increases to \$3.5 million and is eliminated altogether in 2010.

These tax cuts are subject to a sunset provision, which will restore the tax rate and original exemptions in 2011 unless Congress acts to make the elimination permanent. In order to cushion the impact of the estate tax cuts on local governments, Ohio Senate Bill 108 increases the percentage of estate taxes paid to the jurisdiction where the tax originates.

Of the revenue from the estates of a person, 80% is paid to the subdivisions where the tax originates and 20% is paid to the state.

The federal estate tax amount exempt from taxation in 2003 is \$1,000,000. The federal tax rates range from 37 to 55 percent

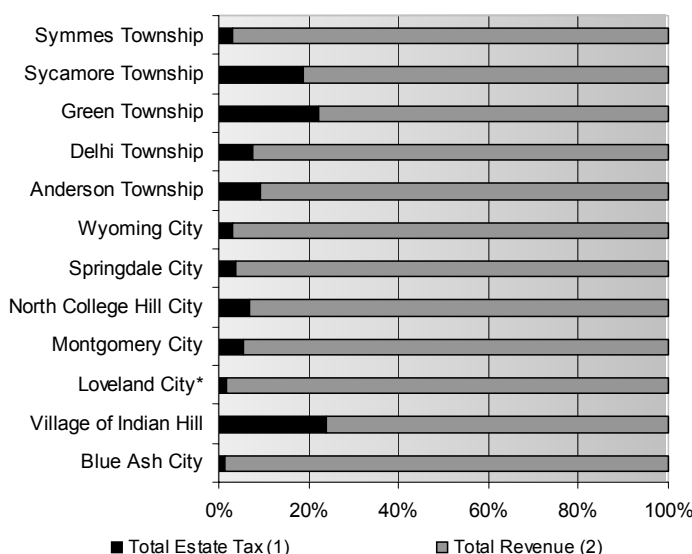
above the exemption level for the non exempt portion. Effective January 1, 2002 in the State of Ohio estates with a gross value of \$338,333 are exempt from taxation.

Estates with a value above the exemption pay a 6% estate tax. Estates valued at \$500,000 and over will pay a 7% estate tax.

Due to its unpredictability the estate tax is

not a consistent source of revenues in the jurisdictions' budget. However, it provides a sizable source of income to some communities. The debate between pros and cons of having a estate tax continues. Many argue that the State tax promotes the use of tax shelters or moving considerable assets out of state. Others think that many states will follow Ohio's example and levy their own estate taxes to make up for the loss of the federal tax. What it is clear at this point is that given the declining revenues and budget deficits in the state, the estate tax is not going away.

**Selected Communities in Hamilton County
Estate Tax as a Percentage of Total Revenue
1998-2001**



* Hamilton County Portion Only

Sources:

- (1) State of Ohio Department of Taxation <http://www.state.oh.us/tax/>
- (2) Hamilton County 1998-2001 Cost of Government Services Study Survey

Certified Planning Commissioners Program

The planning partnership is re-evaluating its offering of training programs for commissioners in the region. A questionnaire was sent to commissioners in the eight-county region asking for input on the frequency, time of the year/day, and format on the trainings. If you did not receive a survey and would like to participate, you can request a questionnaire be sent to you by calling 513-946-4462.

Registration forms for the Fall session of the Certified Planning Commissioners' Program will be mailed in late June.

CAGIS: Significant Price Change for Permits Plus Software.

Communities in the county have been invited to purchase Permits Plus workflow tracking software from the City/County contract with Accela, the vendor, who produces the software. The vendor has notified CAGIS that the offer to purchase license from that contract at the current price of **\$62.50 with \$55.00 per year maintenance** (\$117.50 for the first year \$50.00 thereafter) is valid until June 30, 2003, and after that date the price per seat will be **\$800 with up to \$600 per year maintenance**. Even if coming on the county-wide permitting system seems years off for a community, they may wish to take advantage of the current agreement and purchase licenses in advance to avoid this very large jump in fees. If you have questions you may call Michael Sullivan at 352-1658 or Barbara Quinn at 352-1641.

Community Resource Book: Now Available On-Line

The Community Revitalization Resource Book is a quick reference toolkit that assists administrators and economic development officials locate resources available for revitalization of housing and business districts. It includes reference materials for more than 20 organizations and hundreds of programs with a cross reference system that allows the user to identify at a glance where to go for assistance. Hard copies were produced for Planning Partnership jurisdiction members. A few extra hard copies are available for a fee. Call Julia Phillips at 946-4462 for more information. An online version of the Community Revitalization Resource Book is now online. You can access it at www.planningpartnership.org follow the links to the library.

Recruitment and Outreach: Welcome New Members

The Planning Partnership would like to welcome new members to our organization.

Affiliate Member: Mill Creek Watershed Council. "Friends of the Partnership": Tim Bushnell, Barry Burke, Sandra Geiser, Merrie Stillpass, Nancy Cameron, and Harry Stone.

Greyfields Committee Focuses On Strategic Plan, Collaboration With First Suburbs

By Frank Davis

The community greyfields revitalization committee met for a second session on April 16th at the Drake Center to continue work on defining a comprehensive strategy to address the loss of investment and population in many of the County's long established communities. Representatives from Silverton, Springdale, and other jurisdictions joined townships and various economic development and civic groups to identify the key stakeholders and a comprehensive vision for the future. Meetings in May and June are scheduled to complete the plan.

Simultaneously, members of the Partnership and HCRPC staff are working closely with the First Suburbs Consortium to coordinate their efforts and establish a working agreement for the future. The First Suburbs Consortium was established in 2001 to actively lobby for legislation in Columbus that would assist 'First Ring Suburbs' and not directly or indirectly subsidize growth in outlying undeveloped areas. The Consortium, which is affiliated with similar efforts that have been on-going in Columbus and Cleveland, is also considering more action-oriented steps such as developing funding mechanisms for specific revitalization efforts. As a result of the discussions between HCRPC & First Suburbs, a letter of understanding is being prepared that will spell out the roles of the two organizations, resources that can be shared, and the best method of collaboration on this initiative. The Partnership encourages all of the communities that face these common problems to participate in this initiative.

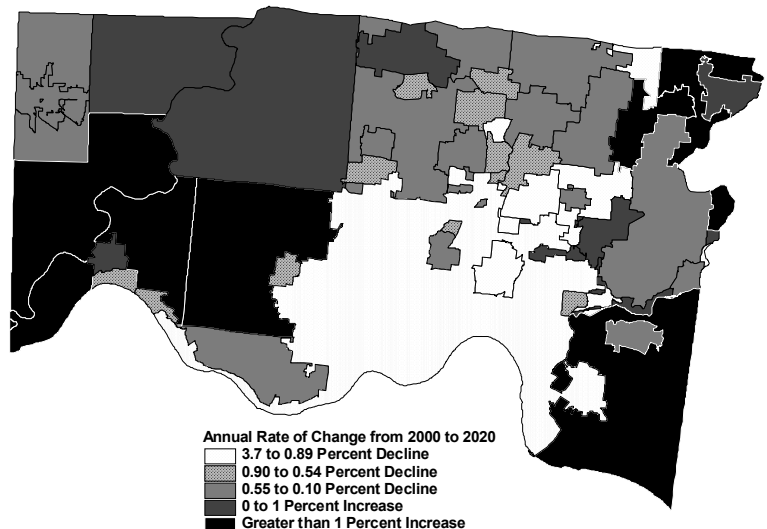
Hamilton County Losing Population but Becoming a More Racially Diverse Place in 2010 and 2020

By Manning Baxter

Manning.Baxter@hamilton-co.org

The Hamilton County Regional Planning Commission's population projections indicate that under current economic conditions, migration patterns, and mortality rates, the County's population is expected to decline about 0.37 percent every year for the next 20 years (from 845,303 persons in 2000 to 782,812 by 2020). The Ohio Department of Development's projections also projects population declines for Hamilton County through 2020, but at a slower average annual rate: 0.28 percent.

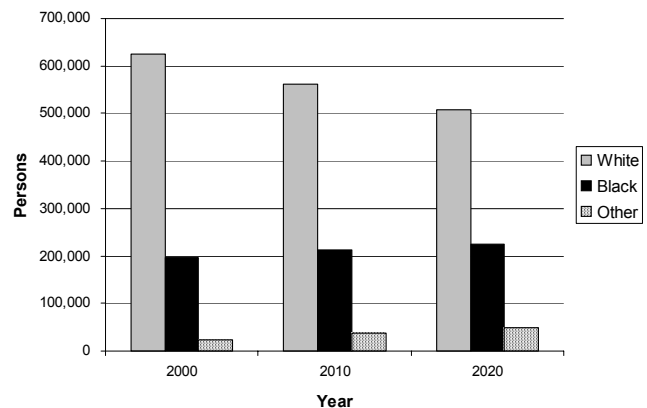
Annual Rate of Change in Hamilton County Jurisdictions from 2000 to 2020



Much of the projected losses can be attributed to migration from Hamilton County, rather than declines in birth rates or increases in death rates.

The percentage of Whites will continue to decline through 2020. In 2000, Whites comprised more than 73 percent of Hamilton County's population. By 2020 they will make up 65 percent. Blacks, who made up a little more than 23 percent of the County's population in 2000, will comprise about 28 percent of the population in 2020. Persons of other races (persons of Hispanic origin and Asians, primarily) will make up 6 percent of the population in 2020. In 2000, their numbers totaled 2.80 percent of the population.

Hamilton County Population by Race or Ethnic Origin



Most of the county's municipalities will stabilize in population, but some will see sharp declines. Much of these declines will occur in "First Suburban" communities like Cheviot, Lincoln Heights, and North College Hill. The City of Cincinnati will also witness population declines, losing, on average, 1.28 percent of its population every year to 2020.

The population growth that will occur in Hamilton County will be concentrated in townships, which will house nearly 42 percent of the County's residents by 2020. The biggest increases will be seen in Anderson, Green, and Symmes Townships. A detailed "Community COMPASS" Population Report" will be published in August 2003.

June				
Event	Date	Time	Location	Contact
Executive Committee	June 3	9:00 AM-11:00 AM	Drake Conference Center Room H	Dan Brooks 521-7413
Program Committee	June 12	9:00 AM-11:00 AM	Norwood City Hall Room B	Joanne Gerson 793-2648
Community Greyfields (First Suburbs) Revitalization Initiative	June 25	11:30 AM-1:30 AM	800 Oak Ave. Wyoming Administration Building, Council Chamber	Joanne Gerson 793-2648
July				
Event	Date	Time	Location	Contact
RPC: Community COMPASS Open House	July 3	10:00 AM - 12:00 PM	138 East Court Street Room 805	Ron Miller 946-4453
RPC: Community COMPASS Public Hearing	July 3	12:00 PM	138 East Court Street Room 805	Ron Miller 946-4453
Executive Committee	July 7	9:00 AM-11:00 AM	Drake Conference Center Room H	Dan Brooks 521-7413
Editorial Committee	July 15	10:00 AM-12:00 PM	138 East Court Street Room 805	Catalina Landivar-Simon 946-4455
August				
Event	Date	Time	Location	Contact
Executive Committee	August 4	9:00 AM-11:00 AM	Drake Conference Center Room H	Dan Brooks 521-7413
Articles for PP Newsletter Submission Deadline	August 8	5:00 PM	138 East Court Street	Catalina Landivar-Simon 946-4455
September				
Event	Date	Time	Location	Contact
Executive Committee	September 8	9:00 AM-11:00 AM	Drake Conference Center Room H	Dan Brooks 521-7413

**Note: Schedule of meetings is subject to change. Please confirm with the listed contact person or check the Planning Partnership website:
www.planningpartnership.org**